

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEBRASKA

IN THE MATTER OF:)	CASE NO. BK 23-80623
)	Chapter 7
DANNIE L. BENNETT, Jr.,)	
MARIA J. BENNETT,)	
)	
Debtor.)	

REPORT OF SALE

COMES NOW Philip M. Kelly, Interim Trustee in the above captioned matter, and hereby submits the following report of sale pursuant to Rule 6004(f)(1) of the Bankruptcy Rules.

1. **PROPERTY SOLD:**

13411 Lochmoor Circle, Bellevue, NE 68123
Lot 78, Tregaron, an Addition to the City of Bellevue, as surveyed, platted and recorded in Sarpy County, Nebraska.

2. **NAME OF PURCHASER:**

Komlan Sogbadji and Jennifer Sogbadji, a married couple

3. **PURCHASE PRICE:**

\$515,082.68 Gross proceeds
(\$269,244.38)less closing costs and payment of secured loans
\$245,838.30 Net proceeds

See attached Seller's Statement.

WHEREFORE, the Trustee submits the report of sale pursuant to the Bankruptcy Rules.



Philip M. Kelly, Trustee
PO Box 419
Scottsbluff NE 69363-0419
Telephone: (308) 632-7191
Email: pkelly@scottsblufflaw.com

American Land Title Association

FINAL ALTA Settlement Statement - Seller

Adopted 05-01-2015

File No./Escrow No.: 58797A
Officer/Escrow Officer: Jessica McCary

Ambassador Title Services
331 Village Pointe Plaza
Suite 102
Omaha, NE 68118
(402)884-4500



Property Address: 13411 LOCHMOOR CIRCLE
BELLEVUE, NE 68123 (SARPY)
(011291443)

Legal Desc: Lot 78, Tregaron, an Addition to the City of Bellevue, as surveyed, platted and recorded in Sarpy County, Nebraska.

Buyer: KOMLAN SOGBADJI AND JENNIFER SOGBADJI

Seller: PHILIP M. KELLY, TRUSTEE IN BANKRUPTCY OF THE ESTATE OF DANNIE L. BENNETT, JR. AND MARIA J. BENNETT, HUSBAND AND WIFE, AS DEBTORS

Lender: Pivot Lending
10397 W Centennial Road, Littleton, CO 80127

Settlement Date: 1/10/2025
Disbursement Date: 1/10/2025

Description	Seller	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property		\$515,000.00
Seller paid closing costs	\$9,477.43	
Seller Pay 1/2 Title Insurance & Endorsements	\$949.37	
Prorations		
Assessments 1/10/2025 to 1/1/2026 @ \$85.00/Year		\$82.68
County Taxes 1/1/2025 to 1/10/2025 @ \$4,493.10/Six Months	\$220.97	
Payoffs		
Payoff of First Mortgage Loan	\$221,767.75	
Payoff of Second Mortgage Loan	\$12,355.36	
Commissions		
Broker Flat Fee to Coldwell Banker NHS Real Estate	\$595.00	
Real Estate Commission to Coldwell Banker NHS Real Estate	\$22,660.00	
Title Charges		
Title - Lender's Title Insurance to Ambassador Title Services		
Title - Settlement or closing fee to Ambassador Title Services	\$390.00	
Lien Release Tracking Fee to Ambassador Title Services	\$70.00	
Additional Settlement Charges		
Delinquent 2024 HOA Dues to Tregaron-Homes	\$85.00	
Home Warranty to Service One	\$588.50	
2025 HOA Dues to Tregaron-Homes	\$85.00	
	Debit	Credit
Subtotals	\$269,244.38	\$515,082.68
Due To Seller	\$245,838.30	
Totals	\$515,082.68	\$515,082.68

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Ambassador Title Services to cause the funds to be disbursed in accordance with this statement.

SELLER(S)

the Estate of Dannie L. Bennett, Jr. and Maria J. Bennett, husband and wife, as debtors

Philip M. Kelly, Trustee

SETTLEMENT COORDINATOR

JESSICA MCCARY